



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
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NOTICE OF ROAD CONCURRENCY HEARING
Potala Village, File SHR11-00002/APL11-00007/CON10-00004

SITE: Potala Village at 1006, 1008 and 1020 Lake Street South and 21-10th Ave South

APPLICANT: Lobsang Dargey of Dargey Enterprises

PUBLIC HEARING: THE ROAD CONCURRENCY APPEAL will be held before the KIRKLAND HEARING EXAMINER on **Thursday November 17, 2011 at 9am**, (or as soon thereafter as possible) in the City of Kirkland Council Chamber at 123 5th Avenue. The Hearing Examiner will issue a written decision within eight calendar days of the final hearing.

ROAD CONCURRENCY APPELLANTS: Nine appeals have been received from:

- Randall Cohen and Karen Mannering
- Atis Freimanis
- Cynthia Glaser
- Charles Greene
- Robin Herberger and Chuck Pilcher
- Vashti Key and Dione Godfrey
- Karen and Hugh Levenson
- Laura and Charles Loomis
- Robert Style

PURPOSE AND SCOPE OF APPEAL: The appellants have appealed the Road Concurrency Test Decision. The specific factual findings and conclusions disputed in the appeals include that the project is not consistent with or planned in the Kirkland Comprehensive Plan, the PM trips estimated for the project are not appropriate, intersections along Lake Street South and bicycle, pedestrian, truck and construction traffic impacts are not addressed, traffic backing up from Kirkland Ave to the project on Lake Street South is not addressed, road/intersections with greatest impacts cannot be mitigated, LOS-F is not acceptable, on-site driveway queue is underestimated, and parking layout does not meet code. See the notice of appeals for a complete list of the findings and conclusions disputed in the appeals.

Participation in the concurrency appeal is limited to the applicant, the appellants and City staff, however, the hearing is open to the public. The matters to be considered and decided upon in the appeal are limited to the specific matters disputed in the Notice of Appeals. The applicant or authorized agent may submit a response letter to the Hearing Examiner at least fourteen (14) calendar days before the hearing. During the appeal hearing, oral or written testimony will be accepted.

FOR MORE INFORMATION: Copies of the appeals are contained in the official City file (File No. SHR11-00002) at the Planning Department in City Hall, available at www.kirklandpermit.net under Permit APL11-00007 through Documents tab, or by contacting project planner, Teresa Swan, at tswan@kirklandwa.gov, (425) 587-3258. Any person requiring a disability accommodation should contact the City in advance at (425) 587-3000 or for TTY service call (425) 587-3111.

Content of legal notice approved by: Teresa Swan, Project Planner

Date of distribution: November 3, 2011 (by email to applicant and appellants)